

SO ORDERED.



1 **TIFFANY & BOSCO**
2 P.A.
3 **2525 EAST CAMELBACK ROAD**
4 **SUITE 300**
5 **PHOENIX, ARIZONA 85016**
6 **TELEPHONE: (602) 255-6000**
7 **FACSIMILE: (602) 255-0192**

Dated: June 08, 2010

Charles G. Case
CHARLES G. CASE, II
U.S. Bankruptcy Judge

6 Mark S. Bosco
7 State Bar No. 010167
Leonard J. McDonald
8 State Bar No. 014228
Attorneys for Movant

9 10-11503

10 **IN THE UNITED STATES BANKRUPTCY COURT**

11 **FOR THE DISTRICT OF ARIZONA**

13 IN RE:

No. 2:10-bk-09750-CGC

14 Ronald I. Warner and Tiffany L. Coleman
15 Debtors.

Chapter 7

16 Central Mortgage Company
17 Movant,

ORDER

vs.

(Related to Docket #9)

18 Ronald I. Warner and Tiffany L. Coleman, Debtors,
19 Dina Anderson, Trustee.

20 Respondents.

21
22 Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed
23 Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any,
24 and no objection having been received, and good cause appearing therefore,

25 IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated September 15, 2006 and recorded in the office of
3 the Maricopa County Recorder wherein Central Mortgage Company is the current beneficiary and Ronald
4 I. Warner and Tiffany L. Coleman have an interest in, further described as:

5 LOT 108, OF CAMELOT COUNTRY CLUB ESTATES UNIT 3A, ACCORDING TO THE
6 PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
7 COUNTY, ARIZONA, RECORDED IN BOOK 164 OF MAPS, PAGE 42.

8 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
9 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
10 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
11 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
12 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

13 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
14 to which the Debtor may convert.

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